

The Sandbach Overdevelopment group oppose this housing application for the following reasons.

1. The development is outside the sustainable development identified in the local plan.
2. the areas in question are open fields which support a variety of wild life
3. The fields were never intended for development when donated to the PDSA (and other charities)
4. The fields are currently rented for farming. The farmer (Holdcroft) has indicated that the loss of these fields will render his farm uneconomic and will result in its closure.
5. Access to the development in Sandbach Heath will be via narrow residential roads which are not designed to be access roads.
6. The local schools and health surgery will struggle to cope with the additional demands placed upon them by this development especially when combined with the Capricorn and Waitrose roundabout developments which are yet to be built.
7. The development doesn't meet the current Government criteria for development – i.e near to rail stations, access to public transport, support of local employment.
8. There is already severe road congestion in Sandbach especially during peak periods. This development in tandem with those already approved will lead to congestion at the Old Mill traffic lights where traffic turns right up the hill as well as along to junction 17 of the M6. We are still awaiting Cheshire Easts plans to try and alleviate the extra traffic resulting from the Waitrose roundabout and Capricorn developments.
9. The land and surrounding areas are at risk of flooding and plans to alleviate these in the application are inadequate and will lead to flooding issues in the surrounding area.